152.0	0007	0016.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	772,500 / 772,500
					USE VALUE:	772,500 / 772,500
					ASSESSED:	772,500 / 772,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		PERKINS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVERY MATTHEW & ALINA
Owner 2:	
Owner 3:	
Street 1:	26 PERKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	JANAKOS JOHN -
Owner 2:	-
Street 1:	138 PARKER RD
Twn/City:	CHELMSFORD
St/Prov:	MA Cntry:
Postal:	01824

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Wood Shingle Exterior and 1799 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

John Janakos

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6030.000	291,400	400	480,700	772,500
Total Card	0.138	291,400	400	480,700	772,500
Total Parcel	0.138	291,400	400	480,700	772,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 429.41 /Parcel: 429.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101008

GIS Ref

GIS Ref

Insp Date 04/27/18

!11939!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0007-0016.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	291,400	400	6,030.	480,700	772,500		Year end	12/23/2021
2021	101	FV	313,700	400	6,030.	480,700	794,800		Year End Roll	12/10/2020
2020	101	FV	327,500	400	6,030.	480,700	808,600	808,600	Year End Roll	12/18/2019
2019	101	FV	288,100	400	6,030.	450,700	739,200	739,200	Year End Roll	1/3/2019
2018	101	FV	288,100	400	6,030.	372,600	661,100	661,100	Year End Roll	12/20/2017
2017	101	FV	288,100	400	6,030.	342,500	631,000	631,000	Year End Roll	1/3/2017
2016	101	FV	288,100	400	6,030.	312,500	601,000	601,000	Year End	1/4/2016
2015	101	FV	255,500	400	6,030.	306,500	562,400	562,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:27:21

LAST REV

Date	Time
09/16/21	10:17:26
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11939

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JANAKOS JOHN,	75007-363	1	6/30/2020		750,000	No	No		Michael J Janakos dod 3/21/2020
JANAKOS MICHAEL	28039-247		12/31/1997	Family	1	No	No		

USER DEFINED

Prior Id # 1:	101008
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2020	SQ Returned	JO	Jenny O
7/16/2020	SQ Mailed	MM	Mary M
4/27/2018	MEAS&NOTICE	CC	Chris C
3/10/2009	Inspected	372	PATRIOT
1/15/2009	Measured	336	PATRIOT
12/14/1999	Inspected	243	PATRIOT
11/22/1999	Measured	270	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6030		Sq. Ft.	Site		0	80.	1.00	9									480,721						480,700	

Total AC/HA:	0.13843	Total SF/SM:	6030	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	480,721	Spl Credit		Total:	480,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	1 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28100955
Const Adj.:	0.92682177
Adj $ / SQ:	160.281
Other Features:	72500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	452420
Depreciation:	161062
Depreciated Total:	291359

COMMENTS

OF=TOILET OFF KIT, STALL SHOWER IN FBATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

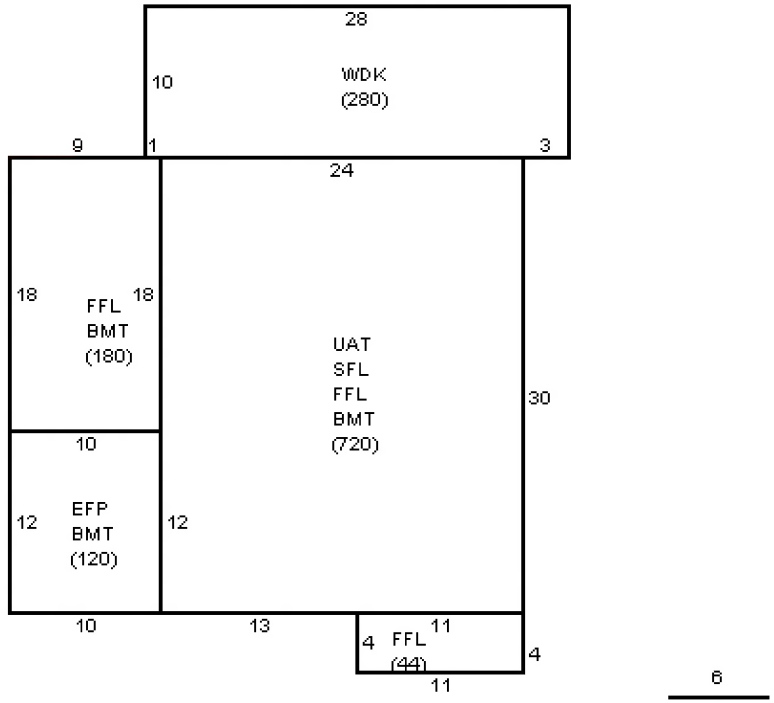
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	176.31
Special Features:	0	Val/Su Net:	89.28
Final Total:	291400	Val/Su SzAd	175.12

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,020	48.080	49,046
FFL	First Floor	944	160.280	151,305
SFL	Second Floor	720	160.280	115,402
WDK	Deck	280	8.870	2,484
UAT	Upper Attic	180	83.350	15,002
EFP	Enclos Porch	120	46.260	5,551

Net Sketched Area:	3,264			Total:	338,790
Size Ad	1664	Gross Area	3804	FinArea	1799

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 152.0-0007-0016.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	11X14	A	AV	1960	4.69	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:	
				Total:	400